

Annual Meeting-July 9, 2011

1. Introduction of Board Members-Vince Miller-Member at large, Bob Molle-Secretary, Vince Castelli-Vice President, Troy Purnell-Treasurer. Joe McGee-President. Attorney-Ray Coates was present as well as 53 homeowners. The pledge of Allegiance was recited. Lincoln said a prayer for everyone present. Joe asked everyone if they picked up their proxy's, handouts, ballots. There was a quorum. Joe went over the Rules of Conduct.
2. Joe explained that he could not stand up at this meeting because he just had surgery. The good news is most people take great pride in their property, community property and the behavior of themselves, their guests, and pets. Keep up the new work. We are solvent; no litigation is pending against the HOA. Groundskeepers, courtesy personnel, and custodian are on duty. We purchased 2 benches for the new dog park area, 11 new round tables, 25 new stacking chairs and 25 chaise lounges for the clubhouse. The telephone poles have all have white caps to deter birds. Last year it was brought up at the annual meeting to dedicate the front park to me, Joe McGee. Rip rap has been added around the South Longboat Way pond, the storage area has been cleaned up and additional spaces added there, added brighter lighting. Fixed drainage problems and are still in the process. Redid the Rec. Center laundry room floor and the carpet and added a dance floor in the Clubhouse. We have a slate of candidates for the Board and we have an active and supportive Property Manager. The handouts included the agenda, 2010 November minutes, 2010 financial, Candidates & Ballot and Rules. Joe asked for volunteers to count the ballots at the end of the meeting. Joe asked to entertain a motion to approve the last years minutes without reading them aloud. **Vince Castelli made the motion to approve the last years minutes without reading them aloud. Troy 2nd the motion and all were in favor.**
3. **Treasurers Report**-Troy Purnell reported we are in very good financial condition. As of May 30, 2011, we transferred \$50,000.00 from the reserve account into the operating account. Basically to pay \$37,000.00 for the rip rap on the pond in phase 3, and \$10,000.00 for the erosion control, we have used about \$3,000.00 and have not been billed from the contractor for the rip rap. How we got the money in the reserve account is we have been stock piling money to do asphalt. As you recall we had a special assessment so that we would not have to use the reserve fund. Over the winter there were people who got behind on their bills and the electric was shut off and liens were put on their homes. Everybody has paid their over due balances and there are a few minor dues in arrears. That figure is under \$10,000.00. Troy stated that we are currently lower this year than in the past 4 years.
4. **Insurance**-Gregg Cathell Insurance Company spoke to the homeowners Association. There were a couple things he wanted to point out about the insurance policies. We have American Family and American Banker, American Family is no longer doing new business in our area, but they are not canceling anyone who has been on it. Some people are seeing an increase in the premiums and that is due to the company doing an evaluation of the area and had to adjust the rates. American Banker has really good premiums. Both companies cover Flood insurance. We are going to have a couple problems that are not recognized in the flood insurance but we are working with them on that. We do offer a flood policy and you don't have to have a separate policy. One of the things I wanted to talk about is the golf cart coverage. Your homeowner's policy does not cover your golf cart. If you have American family you can have an endorsement on your current policy to have coverage for \$25.00. There is also a policy for around \$50.00 from Progressive. Liability Insurance coverage for American Family is \$300,000.00. American Banker is \$100,000.00. I would suggest that you check with your

main homeowner's policy at your full time place of residence and see what your coverage is there. Gregg went into great detail and gave a lot of useful information. He thanked everyone for their business. If you have any questions you can call our office.

5. **Property Managers Report:** Troy explained the 3 options on the ballot. He said everyone would have 1 out of 3 choices on what to do if and when there is an excess in the operating budget. We will have \$10 to \$15,000.00 in surplus. You can vote to leave it in the operating account, have it put into the reserve account, or to get a refund. In the past when there was a surplus it has always been voted to put it in the operating account. As far as my property managers report the pipes in the development were put in 1989-1998 and at the time the pipes that were put in were galvanized. Where these pipes join is where we are having rust thru issues. We are still addressing and working on these erosion issues.
6. **Committee Reports: Activities Report-**Elaine Davidson and Craig Bell are not here. Joe said we have had several successful events so far. The Shrimp feast is coming up on July30th, Next month we have Pool party & the Swing Dance on August 6th and the Murder Mystery-August 13th, Crab Feast-August 27. We had a few problems with the newsletter not getting to the homeowners on time and that's because we were sending it bulk mail and we have switched to first class and it much better. We have had a lot more participation from new homeowners. Some have even stepped up and chaired a committee or they have helped with an event.

Maintenance & Beautification-Carl isn't here because of a recent surgery. He sent a report with Bob Molle. Carl said thank you to all the families who came and assisted with the community clean up day. His list started with the announcement of the Murder Mystery coming up that he and his wife, Linda, are chairpersons. It has been a huge success and with this event it has to be paid for before the event, because NO TICKETS are sold at the door. In the new horseshoe pits we've added more sand. The road lines and bumpers have been painted this year by Jim Coyle and family and this saved us over \$2,000.00. We replaced the plants on the side of the Rec. Center, and will be replanting this fall at the Clubhouse. We purchased new pool chairs, tables. The pool contractor has again done a great job with the pools and life guards. We continue to have adopt-a-daisy program that has been chaired by Mike & Kay Whaley which has several flower beds that are weeded thru out the year by homeowners and there is a plaque with their names in each bed. Paddle boats were refurbished by Mike Whaley, Andy Lapinski, George Benyak, Vince Miller. A dog walk area has been upgraded with a fenced in area for dogs that can be controlled without a leash. As always, you must pick up after your dog. Bob said that Carl wanted the next areas of attention to go to Joe McGee. First, the pond at the Clubhouse needs some attention; it has been discussed for the last 5 years. There needs to be rip rap around the pond behind the clubhouse. We have lost 15 feet since the pond was created and I will mention that it is behind my house. Joe replied and said that part of the loss of water over there is due to not having rain. Carl also recommended that all the fountains be removed in the fall and put back in the spring. He suggested that we have them surfaced at the end of each season. Joe said we used to have them taken out every year and we would always run into problems when they were put back in. We now leave them in all year, because we can not find a reliable repair person. If anyone knows someone that is reliable, please give their name to one of the board members or Valerie. Joe said that Carl is a great asset to Assateague Pointe; he had 52 homeowners help on Community clean up day. Joe mentioned 2 people who own a home here and keep donating flowers; mulch, shrubs and Joe had to tell them that they will have to take money for all of the extra things they have been buying out of their own pocket, because it was in excess of \$500.00 dollars. These are a few

people who donate their time and money towards this community and it really shows. Tonight is Movie Night at 7:00 PM at the clubhouse and the next movie night will be July 23rd. Joe was going over the amount of thefts that have occurred in the last year and a half in our community. There has been an individual who is a homeowner that has been indicated for the battery thefts. His name is Robert Hockstad. There is a court hearing for this individual on August 6th and Valerie has been subpoenaed as well as some of the homeowners that batteries that were taken from, I will also be there. Valerie has done a lot behind the scenes, by gathering information that she shared with the State Police. She also asked for the Bureau of Criminal Investigation to be involved in this matter, which was able to do a lot more investigating than the State Troopers had time for. It's a shame that this individual is in this community and for him it's like taking candy from a baby. There were questions from the audience about what could and what could not be done. Our attorney addressed some of the concerns that homeowners had. Joe continued on with the meeting and brought up the electrical concerns that we have discussed. We are in the process of adding additional lighting in the storage yard. We are also getting brackets made for the signs, thru out the community. The front office lattice was cleaned and power washed the model home.

7. **New Business:** When the board meets this year we will discuss 4 more cameras in the storage yard. Troy is working on a problem with our HOA truck. We are only getting 8-9000 miles per .3
8. **0set of tires.** We have received numerous excuses from Barrett Chevrolet on why we are having problems, one was that we need to change the oil more frequently; the other excuse was that it was being driven to slow.
9. **Candidates Introduction:** Joe said we have 4 candidates and 3 openings. Joe was corrected last year about our elections and how long the terms are for the candidates. 2 are elected for 1 year and 3 are elected for 5 years. Joe asked if there were any nominations from the floor. At this time he had the candidates come up and introduce themselves. Troy Purnell of Lot# 428 spoke, Vince Castelli of Lot#472 spoke, Vince Miller of Lot#374 spoke and Fred Verga of Lot#469. All the candidates spoke to the audience. Joe said you can cast your vote and put in the ballot box.
10. **Open Discussion-Paul Coleanne-Lot#465** noticed that there are a few boards on the pier that need repair. I was asked to mention from the owners of Lot#529, He would like the Basketball Dusk sign be put back up. It has been over a year since the sign disappeared. Joe told him that it had to be straightened out and it will be put back up this week. Paul also suggested that the lawn crew trim and cut on the same day instead of 2 separate days. This would be so the residents do not have to sweep things down 2 days in a row. Joe said that there is a reason for the way Neil handles the grass. Neil will do the trimming early in the day and do the mowing the following day early. He does it this way so he doesn't burn the grass up. As far as your concern about the grass getting thrown from these mowers, these mowers are self mulching mowers. Some people fertilize and water a little too much and that does get clumped up and falls onto the drive ways. There isn't much you can do to stop this. Paul said he told the board about the weeds growing from the eaves in the maintenance area building and it has been taken care of. Thank you. I've heard a rumor that this area is being leased for 1 dollar a year to a board member, Is this a rumor? Joe and Troy answered that yes it was a rumor. It is not leased. Paul asked the big machinery is the associations? Joe answered no. Paul asked why someone else's equipment is on our property. Troy answered and said the building on the property is mine. Joe said the developer has the rights to stay in the community. In case the property up

front is we have the drain field in, water treatment plant and waste water treatment in this development. The county comes thru and hooks up the county facilities inside the community thru the developer. As long as the developer is selling property in the community he has the right to be here. The maintenance building belongs to Troy. The man that is in the building maintains all of our equipment for 0 dollars. **Mike Whaley** told the audience about all the cooperation that he got from Glen and all of his equipment while fixing the paddle boats this spring. When we needed a fork lift to move those paddle boats Glen let us use his machinery. He never charged us for anything. Joe also said that the association has always had access to the big machinery. The association had use of the post hole digger when the dog walk fence was put up on clean up day, we also use the machinery to level out the gravel in the storage yard. Glen takes the back hoe into the trash area and smashes down the trash into the dumpsters so that it can be taken away. Paul also asked how many lots are in the development. There are 525 lots. **Deborah Clark-Lot#324** stated that she was happy about the new rip rap around the pond. She has been to the office to ask when the weeds will be cut down. Joe answered her by telling her it is on their list to be done but with the heat index so high and one of the grounds crew having heat exhaustion; it will have to wait until it is a little cooler. Joe said that the front entrance pond has been done and so has the one across from the Rec. Center. **Sandy Stark-Lot#361**-we have reported this sink hole and it has sunk again. She would like more communication between all the parties including the front office, ECC, lawn crew, and the board of directors. This would eliminate some issues if the front office would inform the ECC of pending work being done on certain properties. Troy said she would be put back on the list to have the sink hole taken care of again. **Elaine Galeone-Lot#447**-had a list of questions that she would like answered. Joe said he would get back to her with the answers. Cathy Ortel made a motion to end the meeting and Sue Hart 2nd the motion and all were in favor.